

132,000 SQUARE FEET

AVAILABLE NOW

\$9.5M IN RENOVATIONS COMPLETED

RANCHO VISTA | CORPORATE CENTER

16397 WEST BERNARDO DR. // RANCHO BERNARDO
RANCHO BERNARDO'S MOST AMENITIZED CAMPUS



CBRE

16397 WEST BERNARDO ROAD - AVAILABLE NOW

■ = Available

BOTH LEVELS 1 & 2 AVAILABLE

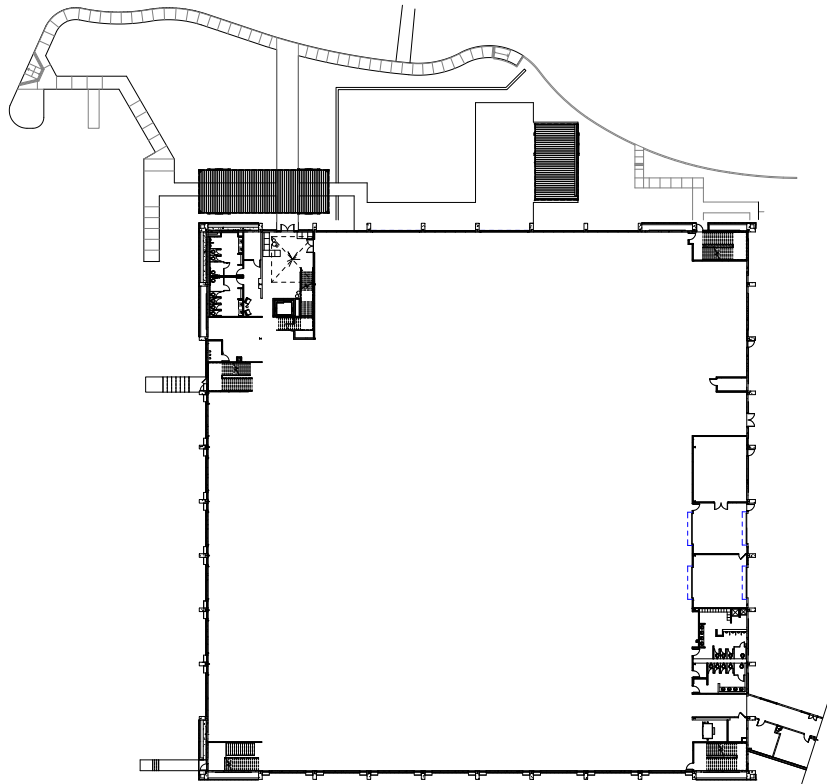


- › \$9.5M Renovations Now Completed
- › Vibrant, Contemporary Indoor/Outdoor Private Amenity Area
- › Brand New Central Plant and Utility Installations
- › Extremely Efficient Floor Plates
- › 14' Window Line Complementing Large Floor Plates
- › Great Corporate Identity Opportunity
- › Highly Adaptive for Office and Flex Uses

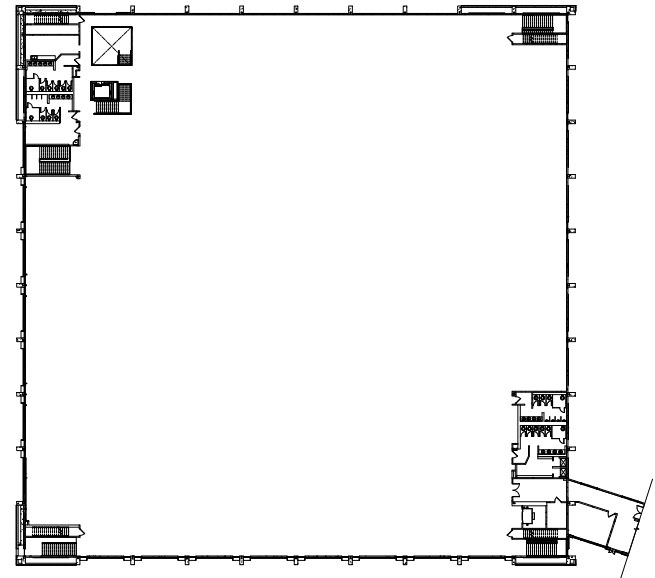
Fully renovated	Size (SF) # of Floors	Parking	Deck-to-Deck Height	Primary Structure	Loading Grade	Electricity
2019 Year built: 1981	132,000 2-Story	4.0:1,000 Expandable	19-20ft	Steel framed with concrete tilt-up and cast-in-place concrete	2	3,000 amps One (1) Load Center

16397 WEST BERNARDO DR. FLOOR PLAN OPTIONS

LEVEL 1



LEVEL 2



THE CAMPUS

BUILD-TO-SUIT SITE



■ = AVAILABLE

LEGEND

- 1 Main Entry Landscape Enhancements
- 2 Signalized Entry Landscape Enhancements
- 3 Private Tenant Amenity Area (Roll-Up Doors, Outdoor Seating, Lawn, BBQ, Ping-Pong)
- 4 14,000 SF Fully Renovated Cafe, Fitness Center and Conference Facilities
- 5 Outdoor Meetings Rooms, Comfy Seating, Outdoor Grills and Fire Pits
- 6 Basketball Court
- 7 Volleyball Court
- 8 Zagster Bike Locations

830,000 SF CAMPUS ON OVER 67 ACRES



Fitness center



Contemporary cafe & conference center



Sport courts & game areas



Event / yoga lawn



Gukenheimer Kitchen Operations on Campus



Dedicated tenant lounges with work-friendly gathering spaces



Outdoor meeting rooms & collaboration spaces



Walkable, pedestrian-friendly campus walking path



Campus bicycle fleet



Appealing Streetscape



SEE THE TRANSFORMATION



STIMULATING



OR



RELAXING



THRIVE CAFE

CONVENIENCE AND COMFORTABLE SEATING.

COMPLETE INDOOR-OUTDOOR ENVIRONMENT AT IT'S BEST WITH
LARGE RETRACTABLE DOORS.

GOURMET CUISINE PREPARED BY GUKENHEIMER ON SITE CHEFS.



ENERGIZING



OR

GROUNDING





GREAT DINING

Phil's BBQ, Karl Strauss Brewing Company, Miguel's Cocina, The Cork and Craft, Veranda Fireside Lounge, Carver's Steak and Chops, Pamir Kabob House, The Barrel Room, Brothers Provisions, Urge American Café, and your favorite quick eats spots as well



HOSPITALITY OPTIONS

Rancho Bernardo Inn, Courtyard by Marriot, Hilton Garden Inn, Holiday Inn Express, Radisson Hotel, and others

NEARBY OFF CAMPUS AMENITIES



HEALTH, FITNESS, AND RECREATION

Multiple local golf courses, Numerous surrounding Fitness Centers, and Massage Therapy



LIFE'S CONVENIENCES

Banking, Gas and Car Washes, Shipping/Mail Services, and a wide array of shopping choices

NEIGHBORS SUPPORTING NEIGHBORS

CORPORATE NEIGHBORS

teradata.

NORTHROP GRUMMAN

SONY

GENERAL ATOMICS
AND AFFILIATED COMPANIES

CYMER.

BROADCOM.

Scripps

BAE SYSTEMS

SHARP

HOUSEHOLD NEIGHBORS*



Population
196,000



College Degree
59.6%



Graduate or Prof. Degree
25.2%



White Collar Employees
79.8%



Median Household Income
\$106,324



Median Value of Owner
Occupied Housing
\$632,192

*2018 Statistics within 5-mile radius

BUILD TO SUIT OPPORTUNITY Q2 2021

















110,000 SF BUILD-TO-SUIT

- › Four-story, Class A, Steel Frame Office Building
- › Highly Amenitized Private Exterior Meeting and Gathering Areas
- › Unsurpassed I-15 Freeway Identity
- › Parking - 4 Spaces per 1,000 SF (Potentially Expandable)
- › Beautiful Panoramic Views
- › Site can be Redesigned for up to 200,000 GSF
- › Host of Campus Amenities Plus Private Amenity Area for Use by Building Occupants
- › Building Signage Available
- › High Ceilings and Creative Finishes



FOUR-STORY, CLASS A, STEEL FRAME OFFICE BUILDING



-  Main Lobby Entrance Portico-Exterior Foyer -Paving Extension to Exterior
-  View Deck with Fire Table & Bar Height Seating
-  Beer Garden - Farm-Style Table Seating set within Tree Grove and Decomposed Granite Paving
-  Game Table Area
-  Soft Seating / Lounge Area
-  Built-in Banquette Seating with Fire Table
-  Loose Cafe-Style Seating in Open Patio
-  Event / Game Lawn
-  Connection to Existing Trail
-  Meeting Garden with Cabanas and Decomposed Granite Paving
-  Mounded Landscape to Create Buffered Edge from Service Area and Parking Lot
-  Meeting Cabanas of Varying Sizes and Alternate Furniture Configuration
-  Specimen Oak Tree
-  Main Entrance Overhang Areas

FREEWAY CLOSE / CAMPUS QUIET

— ROUTES TO CAMPUS



CAMINO DEL NORTE

Signalized
Campus
Entrance

Signalized
Campus
Entrance

Campus
Entrance

5 Miles
to CA- 56

Bernardo Center Drive

Campus
Entrance

WEST BERNARDO DRIVE

George Cooke
Expressway Dr.



9 Miles
to CA-76

RANCHO VISTA | CORPORATE CENTER



ABOUT SWIFT REAL ESTATE PARTNERS

Founded in 2010, Swift Real Estate Partners is headquartered in San Francisco, and has regional offices in Orange County, Portland, the San Francisco East Bay and the Silicon Valley. Swift is a vertically-integrated real estate investment firm which seeks to generate superior risk-adjusted returns for its partners. Swift acquires and repositions office and industrial assets in select West Coast markets, identifying unique opportunities and executing well-defined business plans while providing real-time, day-to-day oversight for each investment. Since inception, Swift has owned and operated real estate valued in excess of \$3 billion across more than 10 million square feet. Swift's first institutional fund was raised in 2014 and is fully deployed. Swift's Fund II was raised in 2016 and is fully committed. Swift's investor base includes U.S. pension funds, endowments and foundations, as well as foreign investors and investment advisors. Swift's professionals bring experience encompassing all aspects of real estate investment management, including acquisition, financing, leasing, disposition, construction oversight and property management. www.swiftrp.com.



BRAD BLACK

Lic. 00837099

+1 858 546 4687

brad.black@cbre.com



© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

